

DRAINAGE CONCEPT

FALCON FALLS 5TH ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

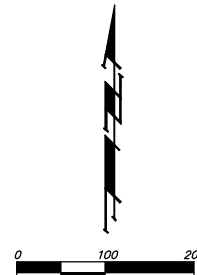
OWNER:
 HEIGHTS, LLC, A KANSAS LIMITED LIABILITY COMPANY
 ATTN: JAY RUSSELL
 P.O. BOX 75337
 WICHITA, KS 67275-5337
 (316) 722-2417

LEGAL DESCRIPTION:
 A REPLAT OF ALL OF LOTS 1 AND 2, BLOCK A,
 FALCON FALLS COMMERCIAL ADDITION, WICHITA,
 SEDGWICK COUNTY, KANSAS.

BENCHMARK:
 "C" CUT ON THE EAST HUBGLIARD OF REINFORCED
 CONCRETE BOX CULVERT, 110' SOUTH OF THE
 SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF
 SECTION 22, TOWNSHIP 26 SOUTH, RANGE 1 EAST.
 ELEV. = 1359.54 NAVD83
 1360.03 NAVD88

RESERVE "A" IS RESERVED FOR OPEN SPACE, LANDSCAPING,
 SIDEWALKS, FLOODWAY, LAKES, AND DRAINAGE PURPOSES.

RESERVE "B" IS RESERVED FOR OPEN SPACE, LANDSCAPING,
 SIDEWALKS, FLOODWAY, LAKES, UTILITIES AS CONTINUED TO
 EASEMENTS, AND DRAINAGE PURPOSES.



- CONTOUR INTERVAL = 1 FOOT
 DATE OF TOPOGRAPHY: SPRING 2011
 TOPOGRAPHY BY: SEDGWICK COUNTY
- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
 - = 1/2" IRON (FOUND)
 - = STONE (FOUND)
 - = #5 REBAR IN THIMBLE (FOUND)
 - = 1/2" SQUARE BOLT (FOUND)
 - = 3/4" IRON W/ "BAUGHMAN" CAP (SET)

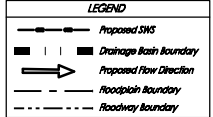
- (M) = MEASURED
- (P) = PLATTED
- (U) = DESCRIBED
- (C) = CALCULATED

ADDITIONAL BUILDING SETBACK
 REQUIREMENTS PER COMMUNITY
 UNIT PLAN DP-283.

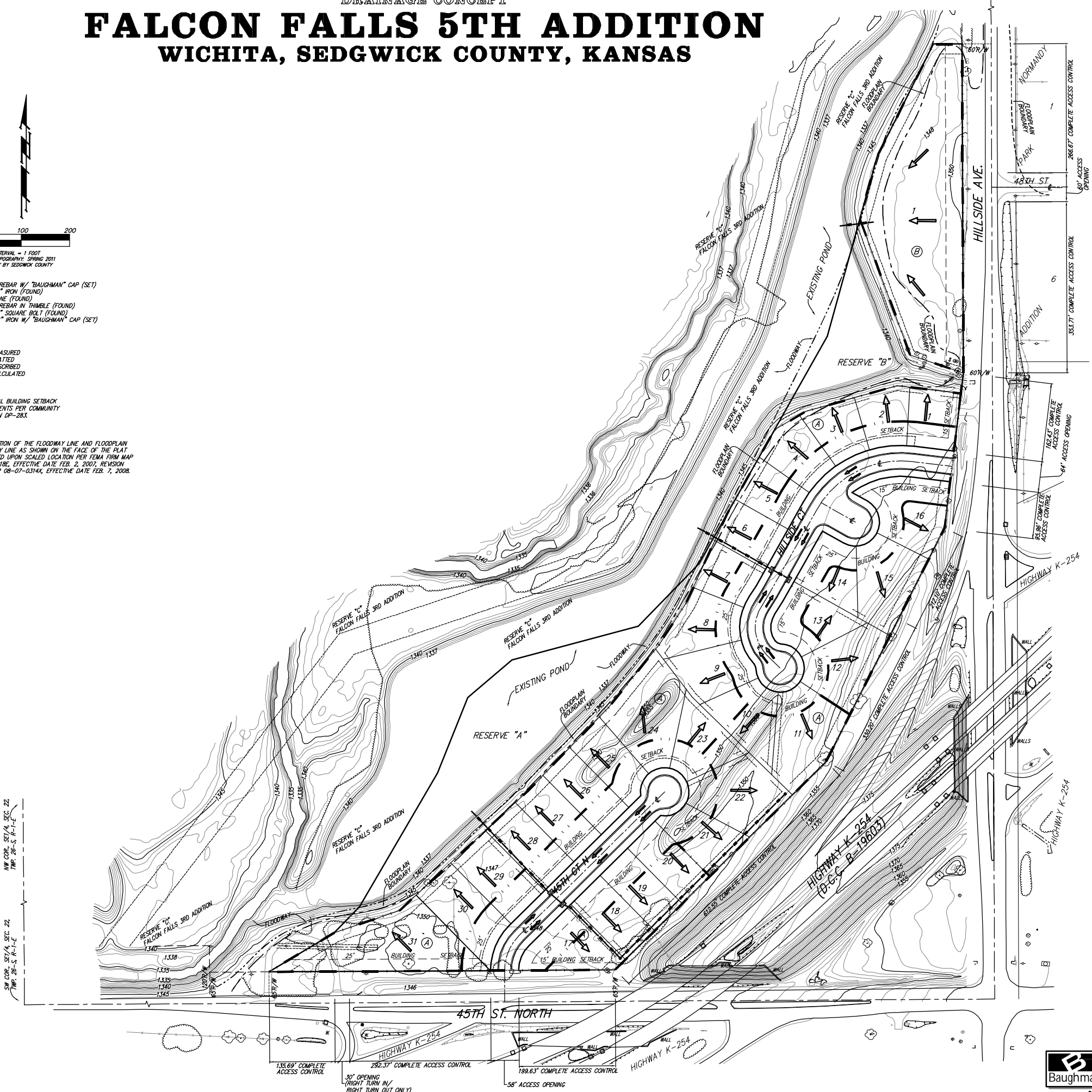
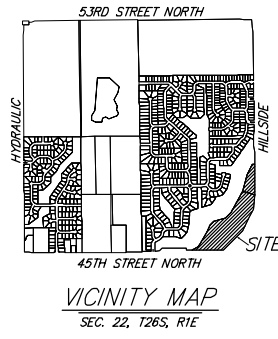
THE LOCATION OF THE FLOODWAY LINE AND FLOODPLAIN
 BOUNDARY LINE AS SHOWN ON THE FACE OF THE PLAT
 ARE BASED UPON SCALED LOCATION PER FEMA FIRM MAP
 2017J02218E, EFFECTIVE DATE FEB. 2, 2007, REVISION
 PER LOMR 08-07-0314X, EFFECTIVE DATE FEB. 7, 2008.

MINIMUM BUILDING PAD ELEVATIONS FOR
 LOWEST OPENING TO THE STRUCTURES

LOT	BLOCK	ELEVATION NAVD88
1	B	1349.5
1-8, 23-30	A	1348.5



NOTES: FEMA Floodway and Floodplain boundaries are scaled per location per FEMA LOMR 08-07-0314X, effective February 7, 2008.
 The Internal Storm Water Sewer, preliminarily as shown herein, will be sized and final location approved during the site plan process.



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FALCON FALLS
5TH ADDITION
 26 FEB 2014

Baughman Company, P.A.
 315 E 16th St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
 ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

| Project | Falcon Falls Drainage | 1/23/2014 | When Issued | FALCON FALLS Drain Plan.dwg